BILL GARRETT, Davidson County
Trans:T20130081289 DEEDWARR
Recvd: 09/19/13 12:36 2 pgs
Fees:13.00 Taxes:1036.00
20130919-0098800

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of September, 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)
Return to: **Foundation Title and Escrow, LLC.** **2672 N. Mt. Juliet Rd.** **Mt. Juliet, TN 37122**	

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shayne E. Wilson and Charles M. Cooper	Bank of America NA	171 03 0A 019.00CO
(NAME)	(NAME)	
5141 Fredericksburg Way E.	6400 Legacy Dr	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Plano, TX, 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Timothy L. O'Brien and Meredith L. O'Brien**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shayne E. Wilson, married and Charles M. Cooper, married**, as Joint Tenants with the Right of Survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 119 Section 1-B, Fredericksburg, as shown by plat of record in Plat Book 7900, page 552, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Timothy L. O'Brien and wife, Meredith L. O'Brien by Warranty Deed from Abbas A. El-Moukaddam and wife, Rana El-Moukaddam dated August 30, 1999, of record in Book 11644, page 597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5141 Fredericksburg Way E., Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **16th** day of **September, 2013**

Timothy L O'Brien

Meredith L O'Brien

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Timothy L O'Brien and Meredith L O'Brien**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **September, 2013**

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Notary Public

My commission expires:

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122